

Sub 20

Deirdre Skelly

From: Sara Gillooley <Sara@cunninghamdp.ie>
Sent: Monday 9 August 2021 14:46
To: cdp
Subject: EXTERNAL - Zoning Submission For Liam & Peter Davis At Drumlish, Co. Longford.
Attachments: Zoning Submission for Existing Lands At Drumlish, Co. Longford For Liam & Peter Davis - Folio No.s LD517 & LD9976F.pdf

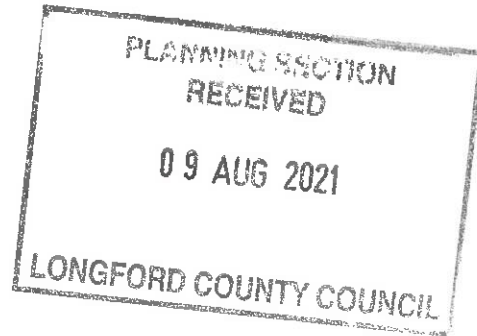
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
Please find attached herewith a Zoning Submission.
Kindest regards,

Sara Gillooley
Personal Assistant/Secretary

Email: sara@cunninghamdp.ie
Telephone: 043-3340450
Address: Cunningham Design & Planning,
Block C, N4 Axis Centre, Longford,
Co. Longford, N39 X7W0.

Mark Cunningham BEng, MSc, CEng, MIEI.
Chartered Engineer and Assigned Certifier

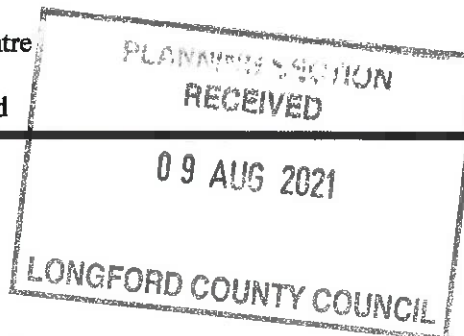


Sub 20

Red Cow Design & Planning Limited Trading As
CUNNINGHAM DESIGN & PLANNING
Consulting Engineers

Block C
N4 Axis Centre
Longford
Co. Longford

Tel: 043 33 40450
Mob: 087 850 9554
Email: mark@cunninghamdp.ie
Website: www.cunninghamdp.ie



Date: 09/08/2021

Dear Sir/Madam

Re: Zoning Submission For Existing Lands At Drumlish, Co. Longford For Liam and Peter Davis (Folio No.'s LD517 and LD9976F).

I refer to the above proposed material amendments County Development Plan 2021 – 2027 map of Drumlish a copy of which is attached in *Appendix A* for ease of reference.

Please note that this submission relates to the portion of lands shown denoted “2”, “28” and “1” on the enclosed map in *Appendix A*. It is my professional opinion that since the lands denoted “2” and “28” on the enclosed map in *Appendix A* previously had the benefit of full planning permission under planning reference No. PL07/358 for 11 No. Industrial/Commercial/Retail Units, a copy of this permission together with site layout on foot of which this permission is granted is attached in *Appendix B* for ease of reference, together with the fact these lands are/were zoned “Industrial/Commercial/Warehousing” on both the current County Development Plan 2015-2021 and also the previous draft zoning maps for The County Development Plan 2021-2027 as is evident on the respective maps attached in *Appendix C* where the lands in question are outlined in blue for ease of reference that these lands together with the lands denoted “1” should be changed from “No Zoning” back to “Industrial/Commercial/Warehousing”. In addition it is also my professional opinion that the lands currently proposed to be zoned “Industrial/Commercial/Warehousing” on the enclosed map in *Appendix A* is not large enough to encourage a development of this type over the lifetime of the new Development Plan 2021-2027.

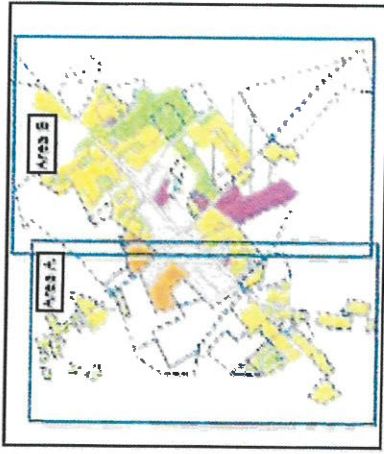
Yours sincerely,

Signed: _____

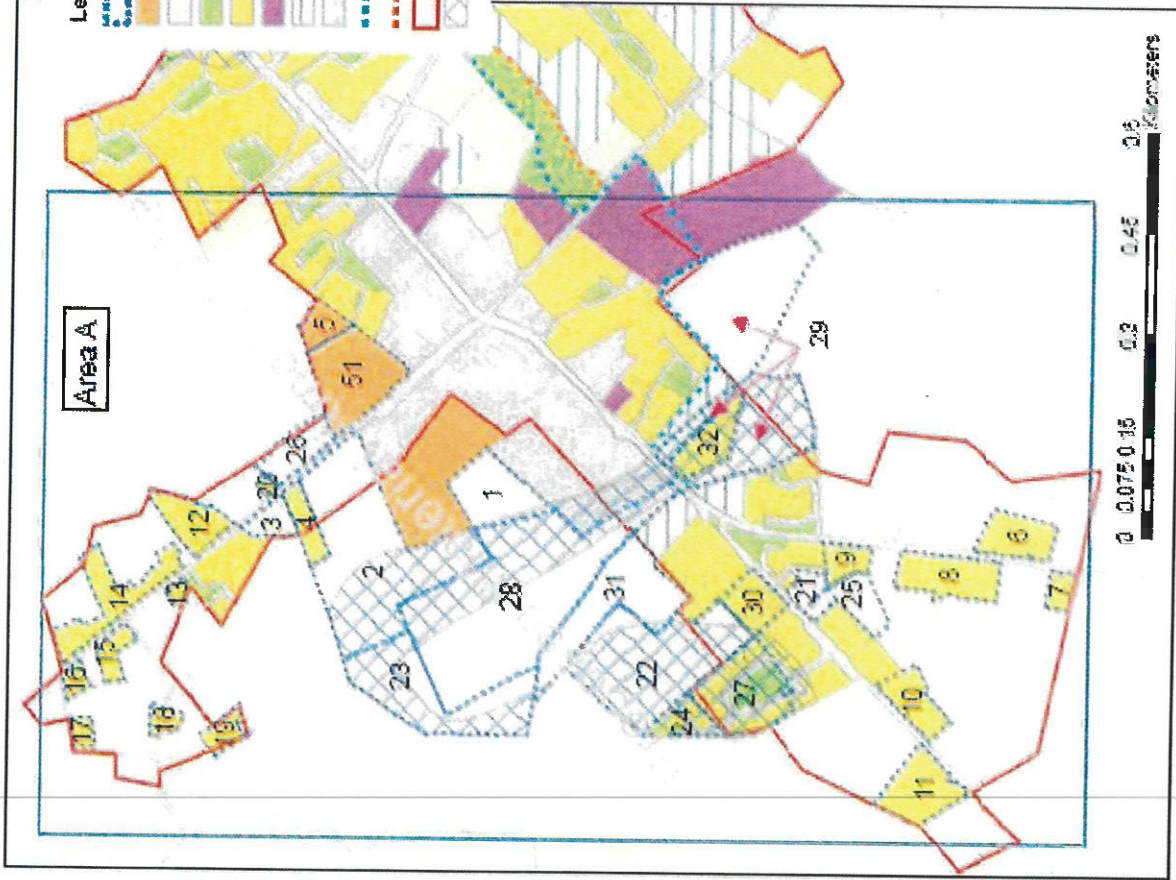
Mark Cunningham, BEng, MSc, CEng, MIEI.

Appendix A

Drumlish Proposed Material Amendments County Development Plan 2021-2027



- Legend**
- Change Zoning
 - Industrial/Commercial/Development
 - New Residents
 - Recreation/Amenity Green Space
 - Res. Parks
 - Social/Community/Education Public Utility
 - Strategic Reserves: Future
 - Town Core
 - Neighbourhood
 - Employment (New)
 - EU Settlement Boundary
 - Area of Constraints/Land Use



County Development Plan 2021-2027
 Change Zoning (Refer to Section 7.1)
 This map is for informational purposes only
 and does not constitute a contract or any
 other legal document. The local authority
 is not responsible for any errors or omissions
 in this map or for any consequences
 arising from its use.

Zoning Changes

Current Zoning	Proposed Zoning	Area on Map (ha)
Industrial/Commercial/Development	Industrial/Commercial/Development	1.3
Residential	Residential	0
Employment	Employment	5.00
Recreation/Amenity Green Space	Recreation/Amenity Green Space	11.23
Residential	Residential	2.8
Employment	Employment	11.23
Industrial/Commercial/Development	Industrial/Commercial/Development	37
Strategic Reserves (Future)	Strategic Reserves (Future)	28
Strategic Reserves (Future)	Strategic Reserves (Future)	18.31
Employment	Employment	12.22
Industrial/Commercial/Development	Industrial/Commercial/Development	51

█ New Zoning
 █ Existing Zoning
 █ Strategic Reserves (Future)



Appendix B

LONGFORD COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 -2004

DECISION

To: LPI Contractors Ltd
c/o Mark Cunningham
Market Square
Longford

Planning Reference No: 07/358

Date of Receipt of Application: 19/04/2007

"Notice is hereby given that in pursuance of the Powers conferred upon them by the above-mentioned Acts Longford County Council has by order dated 23rd October, 2007 decided to Grant Planning Permission to the above named:"

PERMISSION for demolition of existing dwelling house and outhouses together with the construction of 11 No. Industrial/Commercial/Retail Units of which there are 9 different types, entrance, boundary fence/wall, access road, green open space, connection to existing public foul sewer and all ancillary site works at Drumlish, Co. Longford.

Signed on behalf of LONGFORD COUNTY COUNCIL

SENIOR EXECUTIVE OFFICER

DATE _____

Schedule of Conditions:

As per attached, see condition no. 1 - 19

Provided there is no appeal against this decision, a grant of Planning Permission will issue as soon as may be, but not earlier than 3 working days, after the expiration of the period for making of an appeal, if there is no appeal before the Board on the expiration of the said period.

This NOTICE is not a grant of Permission and work should not be commenced until Planning Permission is issued

Note: The applicant is advised that he / she is required to comply with the requirements of the Building Control Act, 1990.

Note: In deciding a planning application the Planning Authority, in accordance with Section 34(3) of the Act, has regard to submissions or observations received in accordance with the Planning and Development Regulations, 2006.

Appeals:- An appeal against the above decision may be made to An Bord Pleanála. The Applicant for permission may appeal within the period of 4 weeks beginning on the date of the decision. Any person, body or interested group who made submissions or observations in writing to the planning authority in relation to the planning application may appeal to the Board within the period of 4 weeks beginning on the date of the decision of the planning authority. Full details of the requirement to make an appeal are available from An Bord Pleanála, 6-8 Marlborough Street, Dublin 1, Telephone number (01) 858 8100 www.pleanala.ie

No	Condition.	Reason for Condition.
1.	That the development be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by those submitted 26 th September, 2007 by way of further information, save as may be required by the other conditions attached hereto.	To ensure that the development shall be in accordance with the permission and that effective control can be maintained.
2.	This permission relates to the provision of 11 no. industrial/commercial/retail units only and does not include retention permission for the change of use of the existing agricultural shed with underground storage tank for the storage of wastewater from existing slaughter house.	In the interest of clarity and proper planning and sustainable development of the area.
3.	The existing slatted shed located on the site overall landholdings shall cease all further use with immediate effect and shall not be used for any purpose until such time as a specific planning permission has been obtained.	In the interests of environmental health and the proper planning and sustainable development of the area.
4.	Details with regard to the proposed external finishes and signage for the units shall be agreed with the Planning Authority, <u>prior to the commencement of the development</u> and these shall include the submission of samples of the colours, finish materials and the types of metal cladding to be used on the external elevations and signage.	In the interests of visual amenity and of architectural harmony.
5.	Off street car-parking shall be provided in respect of the proposed development in accordance with Longford County Council Development Plan standards and/or with the details shown on the plans etc submitted and shall be designed and located in such a manner as not to cause a conflict with on-site truck turning movements or to cause obstruction to entrances/exits from the proposed building(s). All spaces shall be properly marked out in durable white paint and provided on hard-topped surface areas with adequate circulation aisle widths, to be provided also. Disabled parking bays shall be provided near the building entrances.	In the interest of traffic safety.
6.	(i) All waste materials occurring or arising from the proposed development and including waste building materials or excavated top or sub soil not for re-use within the site, shall be disposed of by the developer to an authorised place of disposal in accordance with a scheme or programme the written details of which	To prevent unauthorised dumping and to protect the amenities of the area within which the site is located.

	<p>shall be submitted to the Planning Authority for approval prior to the commencement of any development within the site. In addition, and where necessary, a waste permit shall also be obtained from Longford County Council Environmental Services Section in respect of these works and the disposal site to which they relate.</p> <p>(ii) Where top soil, subsoil to be re-used or re-cycled in the proposed development or waste materials for disposal elsewhere are to be stored on the site on a temporary basis pending such re-use or disposal, they shall be stored separately and in a manner and location such as will not give rise to undue nuisance to the owners/occupants of any adjoining property or members of the public using the adjoining or adjacent public roads or footways (e.g. through dust nuisance) and to be approved by the Planning Authority as part of the scheme or programme required to be submitted under (a) above.</p> <p>(iii) All necessary measures shall be taken by the development contractor to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road network during the course of the construction works and these shall include the regular sweeping and during periods of dry weather, water spraying of the site access and adjacent public roadways.</p>	
7.	<p>All public services to the proposed development, including electrical, telephone, MAN broadband and television cables and equipment shall be located underground throughout the entire site at the developers own expense (cables and ducting may be provided by the service provider subject to agreement).</p> <p>In addition, 4 x four inch green type ducts (with pull through's) with chambers at approx every 100m or at changes in direction shall be provided underneath the new footpaths.</p> <p>These ducts and chambers shall be given over to Longford County Council.</p>	<p>The provision of the various services is in the interest of orderly development and to ensure the provision of modern communication systems to the development</p>
8.	<p>Ornamental type public lighting, to ESB standards only such as 8m high Chatsworth decorative columns with 1m Cascade bracket and Albany lantern with 250W SON lamps all by Urbis Lighting Ltd. With colour RAL9005. to the front of the development, with octagonal columns to the required height of ESB Contracts with 0.5m by 1m sweep brackets and 'Arc' lanterns (again to the wattage required by ESB Contracts), all in Black on all access roads within the development and Tubular Columns with Urbis K-lux lanterns with height of</p>	<p>In the interests of public safety and in the interests of visual amenity.</p>

	<p>columns and wattage requirement to that of ESB Contracts internally within the development or similar approved equals to ESB standards to be agreed in writing with the Planning Authority shall be provided within the overall development so as to provide safe access for the users of the development after dark.</p> <p>Any proposed lighting shall meet the requirements of the Department of Environment publication "Recommendations for site development works for Housing Areas," 1998 and ESB standards and no light overspill from the site shall be allowed shine into the path of drivers using the adjoining public road</p> <p>Full details in relation to the above, particularly in regard to lamp stand type and location shall be submitted to the Planning Authority for written agreement prior to the commencement of development on the site.</p>	
<p>9.</p>	<p>(i) Roadside signage in respect of the overall development shall not be erected without the prior agreement of the Planning Authority. Details of the size, location and materials to be used in respect of such signage shall be submitted for the agreement of the Planning Authority.</p> <p>(ii) No further advertisement signage, devices or structure shall be erected on the proposed development or anywhere on the site (including those which are "exempted development") without the necessary planning permission of Longford County Council having first been obtained.</p>	<p>In the interests of traffic safety and visual amenity.</p>
<p>10.</p>	<p><u>With regard to the roads network infrastructure serving the proposed development:</u></p> <p>(i) Notwithstanding Condition No. 8 above revised details of the public lighting shall be submitted prior to the commencement of development to ensure all areas of the development are sufficiently illuminated.</p> <p>(ii) The junction with the public road shall be constructed and completed prior to any commencement of work on the site.</p> <p>(iii) Any damage to the public road as a result of the works shall be the liability of the applicant/developer.</p> <p>(iv) The internal road layout shall be in accordance with the Traffic Management Guidelines published by the Government Publications Sales Office. Note that only horizontal (not vertical) solutions are acceptable.</p> <p>(v) Footpaths shall be provided on both sides of the internal roads and to provide access to the buildings. All footpaths shall be constructed in accordance with 'Recommendations for Site Development Works for Housing Areas' and shall be a minimum of 2 metres in width.</p>	<p>In the interests of road safety.</p>

	<p>(vi) The applicant/developer shall provide details of crossing points within the development. These shall be located away from the junctions and shall consist of dropped kerbs (with a maximum upstand of 6mm) and buff tactile paving in accordance with the Traffic Management Guidelines. The use of ramps or platforms is not acceptable.</p> <p>(vii) The applicant/developer shall provide for the drainage of internal roads with the frequency of gullies to be in accordance with the 'Recommendations for Site Development Works for Housing Areas' document.</p>	
<p>11.</p>	<p>(i) The open drain traversing the site shall be piped with an adequately sized pipe with manholes and headwalls. This pipe shall be kept separate from site drainage.</p> <p>(ii) Longford County Council recommend one attenuation area to be provided for the entire site to facilitate maintenance, cleaning and future upgrade. If the applicant wishes to continue with three separate attenuation areas details of how the throttle valves of each area are required, prior to the commencement of development.</p> <p>(iii) The output rating and manufacturer's details for the attenuation area throttle valve must be submitted and approved, prior to the commencement of development.</p> <p>(iv) The capability of the existing outlet drains to cater for increased flows should be demonstrated prior to the commencement of development.</p> <p>(v) Prior to any work commencing on site, a connection licence for water and sewerage must be obtained.</p> <p>(vi) Separate from development charges, a connection fee per service, per development unit shall be applied.</p> <p>Or similar suitable alternatives to be agreed with the Water Services and Environment Section of Longford County Council</p> <p>(vii) Any further requirements of the Water Services and Environment Section of Longford County Council in the above regard shall be ascertained and implemented in the carrying out of the development</p> <p>(viii) All of the above works shall be certified by the applicant's/developer's indemnified engineer on completion, with copies to be submitted to the Planning Authority for file purposes.</p> <p>(ix) Longford County Council Water Services Planning Guidelines shall be adhered to at all times.</p>	<p>To comply with the Sanitary Services Acts and to prevent flooding.</p>
<p>12.</p>	<p>The proposed waste water treatment system and percolation area in accordance with the details submitted as part of the application, shall be Irish Agrément Board certified and shall</p>	<p>In the interests of public health.</p>

	<p>be designed, located, installed and maintained in accordance with manufacturer's instructions, and the EPA guidelines for small communities, hotels and leisure centres, in their entirety.</p> <p>In addition, a copy of a maintenance agreement for a minimum period of 5 (no.) years and of receipts of installation for the proposed treatment system shall be submitted to the planning authority on completion of the proposed development.</p> <p>This system shall be decommissioned at such time as the upgrade of the sewerage treatment system servicing Drumlish is complete and this development shall connect into the public sewerage.</p>	
13.	<p>(i) Connection to Longford County Council water mains and sewerage shall be subject to licence and agreement with the Sanitary Authority</p> <p>(ii) All works relating to the provision of water mains shall be carried out in accordance with the requirements of the Water Services and Environment Section of Longford County Council, which shall be ascertained prior to the commencement of the development.</p>	In the interests of public health and the proper planning and sustainable development of the area.
14.	Watermains, foul sewers and storm sewers shall be designed and constructed in accordance with the general specifications cited in "Recommendations for site and development works for housing areas". Final watermain and sewer layouts shall be agreed with the Water Services and Environment Section of Longford County Council and from whom the necessary connection licences shall be obtained.	In the interests of public health and the proper planning and sustainable development of the area.
15.	The requirements of the Principal Environmental Health Officer, Midland Area - Health Service Executive shall be ascertained and strictly adhered to in the carrying out of the development.	In the interests of public health and of the proper planning and sustainable development of the area.
16.	<p>Boundary details shall be in accordance with those submitted. The proposed landscaping plan shall include a high proportion of native tree and plant species including</p> <ul style="list-style-type: none"> • Native Evergreens (Holly, Yew, Scots Pine). • Native Deciduous (Oak, Elm, Ash, Birch, Hazel, Alder, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam, Rowan). 	In the interests of visual amenity.
17.	Existing land or road drainage shall not be adversely affected by the proposed development.	In the interests of traffic safety and of proper planning and development.

<p>18.</p>	<p>Any alterations to the proposed development required in order to increase energy efficiency, or solar heating, use of renewable energy resources and/or comply with national building codes of practice shall be submitted to the planning authority for its agreement prior to the commencement of development.</p>	<p>In order to promote sustainable energy usage and comply with the requirements of national building codes of practice.</p>
<p>19.</p>	<p>That a financial contribution in the sum of €337,230 be paid by the applicant to Longford County Council towards the cost of the provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.</p>	<p>The provision of such services in the area by the council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.</p>

NOTES: *In accordance with Section 34 (13) of the Planning and Development Act 2000, you are advised that "a person shall not be entitled solely by reason of a permission under this section to carry out any development".*









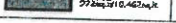
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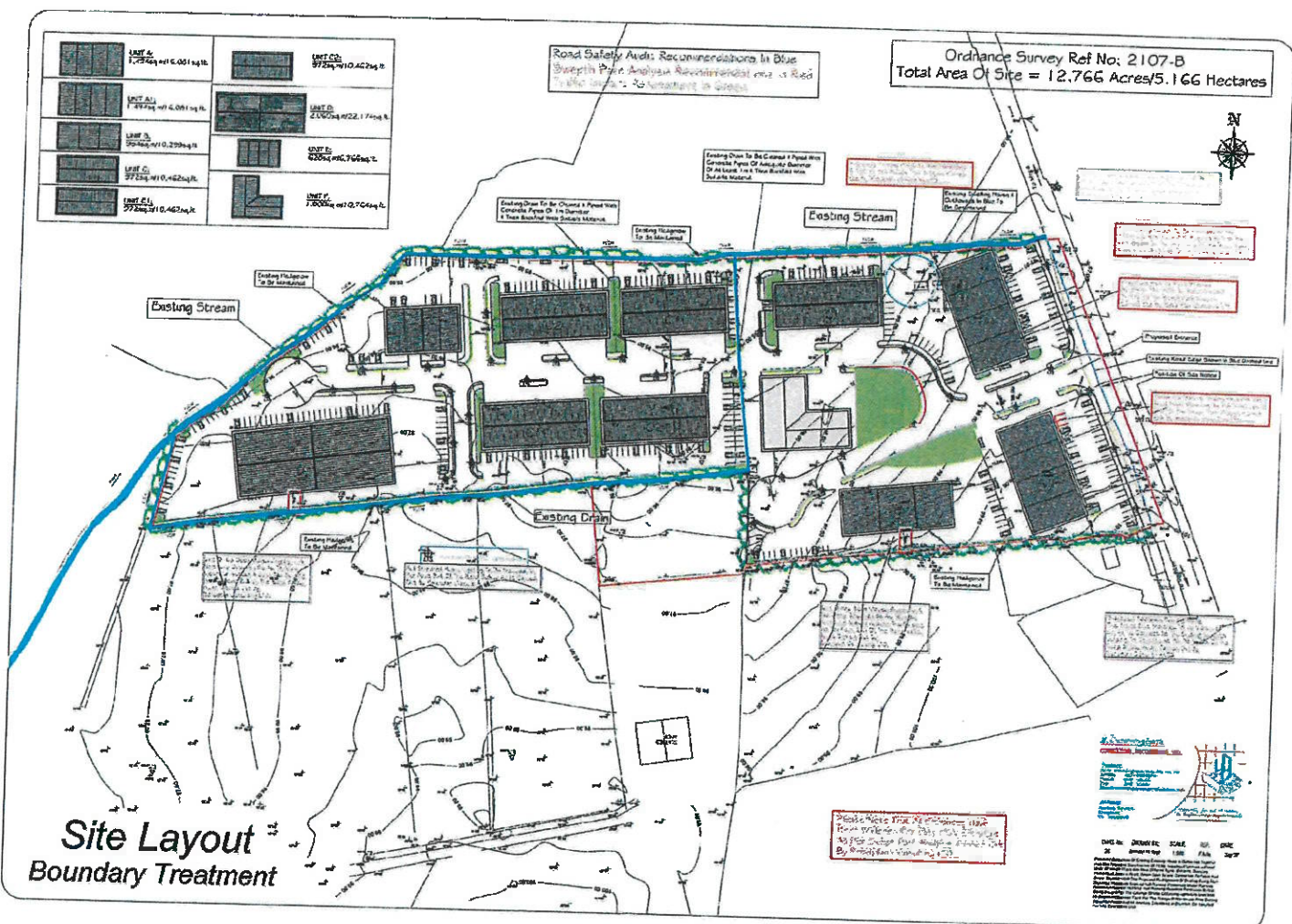
LPJ Contractors

LA

Ordnance Survey Ref No: 2107-B
 Total Area Of Site = 12.766 Acres/5.166 Hectares

Road Safety Audit Recommendations In Blue
 Strength Price Analysis Recommendations are in Red
 Traffic Signs, 20 Numbers in Green

 UNIT A 1,254sq m/0.311sq ha	 UNIT B 372sq m/0.092sq ha
 UNIT C 1,177sq m/0.268sq ha	 UNIT D 2,000sq m/0.494sq ha
 UNIT E 30,442sq m/7.429sq ha	 UNIT F 620sq m/0.152sq ha
 UNIT G 372sq m/0.092sq ha	 UNIT H 7,000sq m/1.744sq ha
 UNIT I 372sq m/0.092sq ha	



Site Layout
Boundary Treatment

Please Note FOR ALL PROPOSED 1:1000 SCALE WORKS THE DETAILED DESIGN TO BE PROVIDED BY THE CLIENT TO THE CONTRACTOR BY THE CONTRACTOR'S CONSULTANT.

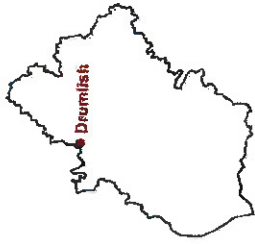
Boundary Treatments

	Boundary Treatment 1
	Boundary Treatment 2
	Boundary Treatment 3
	Boundary Treatment 4

DATE: 05/06/2018 SCALE: 1:1000
 BY: [Signature]

Appendix C

Note: The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkovers, local knowledge and mapping from the Office of Public Works indicates flood risk in parts of this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, indicated as prone to flooding should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites. Proposals for development on such lands identified shall complete a 'Justification' Test of a site specific detailed Flood Risk Assessment which clearly demonstrates the suitability of the lands to be developed in accordance with the requirements of the Flood Risk Management Guidelines 2009.



**Drumlish Zoning Map
County Development Plan 2015 - 2021**

- Commercial/Residential
- Established Residential
- Industrial/Warehousing
- Recreation/Amenity and Green Spaces
- Residential
- Site Resolution Objective
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Village Walkway

Map Scale 1:6000

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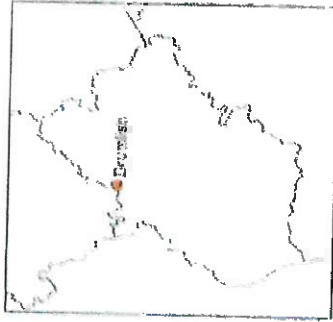
NOTE:

Please note that every effort has been made to include the latest version of Ordnance Survey mapping available, and all attempts have been made to accurately assess boundaries and zonings.

Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

Drumlish Zoning Map

County Development Plan 2021-2027



Legend

- Industrial/Commercial/Rearhousing
- New Residential
- Recreation/Amenity/Open Spaces
- Residential
- Site Residual Objective
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Town Core
- Village Walkway

Notes: Please note that every effort has been made to include the latest Ordnance Survey mapping available. Queries on the accuracy of boundaries may be discussed and assessed at pre-planning stage with the Planning Agency.

